

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
FEBRUARY 4, 2016
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Deanna Bojman, Clerk III
Diana Cahill, Administrative Aide
Yvette Cross-Spencer, Clerk III
Will Snyder, Clerk III
Tasha Williams, Administrative Aide
Paulette Perryman, Code Compliance Officer
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building Inspector
Frank Arrigoni, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Andre Cross, Code Compliance Officer
Alejandro DelRio, Building Inspector
Jessika Epley, Code Compliance Officer
Adam Feldman, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Robert Kisarewich, Fire Inspector
George Oliva, Chief Building Inspector
Wilson Quintero, Code Compliance Officer
Mary Rich, Code Compliance Officer
Maria Roque, Code Compliance Officer

Respondents and witnesses

CE14110456: Michael Aikman, owner
CE15021509: David Zwick, owner
CE15090299: Craig Shuler, representative
CE15090634: Robert Mangus, tenant's representative
CE15070184: Mae Byne Richardson, owner's daughter
CE15090527: Michael Man, general manager; Ronen Parhi, manager
CE15090714: Daniel Spates, chief engineer
CE15092025: Alexander Endelyi, manager
CE15120234: Jerome Clair, owner
CE15092245: Gregory Eaton, manager
CE15101958: Brianca Johnson, assistant manager; Rami Zvida, owner

CE14081121: Arthur Williams, owner's representative; Brooke Taft, owner
CE15101679; CE15100397: Jose Saragusti, owner; Fabian Neiman, owner
CE15050211; CE15050208; CE15050210: Vincent Rostov, owner
CE15091982: Garo Gallo, representative
CE15091740: Andrew Massagee, representative
CE15070348: Noura Abuznaid, owner
CE15100196: Giancarlo Cuffia, tenant
CE15070414: Alexis Agopian, owner
CE15090259: Harry Watkins, pastor
CE13071204: Alan Levy, manager
CE15071079: Benny Ortiz, representative
CE14102062: Michael Rizzo, owner
CE15090864: Avi Golan, manager
CE15010101: William Regis, owner
CE15051717: Iliopoulos Sarrantos, owner
CE15050759: Ulysses McClover, owner; Loretta Henderson, clerk
CE15062049: Adi Cohen, owner
CE15100733: James Ahrens, owner
CE15090551: George Stel, owner
CE15100858: Lizzie Lewis Sims, owner; George Sims, owner
CE15110655: Cary Sager, employee; Ronald Zakaran, representative; Anthony BumBaca, complainant
CE16010680: Ronald Ferrera, representative
CE15070690: Troy Miller, owner
CE15091271: Tammy Herman, owner
CE15080610: Jose Bano, representative
CE15091749: Brennan Viera, agent
CE15102439: John Nolan, general manager
CE14120736: Daniel Newberg, owner
CE16010587: Claudia Gill, representative
CE15070213: Johnnie Rhodes, owner
CE16010560: William Snyder, representative
CE09031979; CE09031981; CE08040951: Johnathan Bloom, attorney
CE15090929: O.V. Wright, owner
CE13081092: Gus Carratt, attorney
CE14102410; CE14102409; CE14102404: Myra Orellanes, real estate agent
CE12051068: Sughey Argenal, real estate agent
CE09062488: Yehouda Chehebar, owner; Ilan Peretz, representative

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.
The meeting was called to order at 9:00 A.M.

Case: CE15062049

1405 North Andrews Avenue
COHEN, ADI

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE DOORS AND WINDOWS IN DISREPAIR AND ARE NOT WEATHERPROOF AND WATERTIGHT.

47-34.1.A.1.

THIS DUPLEX HAS BEEN DIVIDED INTO A TRIPLEX. THIS IS NOT A PERMITTED LAND USE IN RDS-15 ZONING.

9-305(b)

THERE IS DEAD OR MISSING GRASS ON THE PROPERTY AND SWALE. THERE ARE LARGE AREAS OF BARE DIRT.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT IN GOOD REPAIR. THERE ARE WEEDS GROWING THROUGH THE GRAVEL.

Complied:

9-280(g)

18-4(c)

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Adi Cohen, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE15070348

821 Northwest 6 Street
821 INVESTMENTS LLC

This case was first heard on 10/1/15 to comply by 11/19/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$22,800 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, confirmed the property was in compliance and recommended a fine of \$856 to cover administrative costs..

Noura Abuznaid, owner, agreed to the fine reduction.

Judge Purdy imposed a fine of \$856 for the days the property was out of compliance.

Case: CE15071079

1100 Southwest 29 Street
WELLS FARGO BANK NA TRUSTEE

This case was first heard on 12/3/15 to comply by 12/24/15. Violations were as noted in the agenda. The property was in compliance and the City was requesting imposition of a \$6,150 fine.

Jessika Epley, Code Compliance Officer, said the property was in compliance as of 2/2/16. She recommended imposition of the fines.

Benny Ortiz, representative, said his firm had tried to contact Code Enforcement on 1/21 but had not heard back until 10 days later. He said the violations were already in compliance by then.

Ms. Hasan requested imposition of the fines because this was a bank that had the financial wherewithal to comply.

Judge Purdy imposed the \$6,150 fine.

Later in the meeting, Officer Gottlieb informed Judge Purdy that the original inspector for this case had retired and that was why Mr. Ortiz's call had not been returned when he phoned for an inspection in January. She recommended reducing the fine to \$4,650: the amount the fine would have accrued to until January 21.

Judge Purdy reduced the fine imposed to \$4,650.

Case: CE16010587

2300 S Federal Highway
SGD OFFICES INC.

Service was via posting on the property on 1/19/16 and at City Hall on 1/21/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Claudia Gill, representative, said the building was vacant and the power had been stolen twice. They intended to restore the power so an inspection could be performed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15102439

2100 S Ocean Drive
SKY HARBOUR EAST INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS
OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 154 days or a fine of \$100 per day.

John Nolan, general manager, said they were undergoing repairs now and he hoped they would be completed by the ordered deadline.

Judge Purdy found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day would begin to accrue.

Case: CE15090714

620 East Las Olas Boulevard
THE LAS OLAS COMPANY INC.

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS

DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:
BUILDING PERMIT #04061035 (ADD ADA ENTRY
RAMP/PAVERS/HANDRAIL AT POOL BLDG)
BUILDING PERMIT #02100910 (INSTALL ALUMINUM PICKET
FENCE 3 GATES 42X167)
BUILDING PERMIT #02061785 (#H-1B HOTEL SUITE @
RIVERSIDE HOTEL)
ELECTRICAL PERMIT #02061706 (INSTALL (2) 50 AMP
OUTLETS FOR TEMP POWER)
ELECTRICAL PERMIT #02061704 (INSTALL PIPE & WIRING
FOR CO SYSTEM)
BUILDING PERMIT #01060896 (REMODEL EX TOILET ROOM)
MECHANICAL PERMIT #09100725 (REPLACE WALK IN COOLER)
PLUMBING PERMIT #04100100 (ADD&RELOC FIRE SPRKR
INTALT04062016 RIVERSIDE HOTEL)
PLUMBING PERMIT #04081121 (ADD 9 SPRINKLER HEADS)
ALL EXPIRED PERMITS ON THIS PROPERTY ARE NOT BEING
ADDRESSED IN THIS CASE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Daniel Spates, chief engineer, stated this was the Riverside Hotel, and agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15070690

1710 Northwest 9 Street
MILLER, TROY C

This case was first heard on 10/15/15 to comply by 11/1/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, stated the last violation was in compliance, He recommended reducing the fines to \$902 to cover administrative costs.

Troy Miller, owner, agreed to the fine reduction.

Judge Purdy imposed a fine of \$902 for the days the property was out of compliance.

Case: CE15010101

1233 East Las Olas Boulevard 6
1233 CORP INC.

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:

BUILDING PERMIT #12032090

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2010) 110.9.

William Regis, owner, said they had filed the affidavit to cancel the permit; no work had been done.

Judge Purdy found in favor of the City and ordered compliance with FBC(2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2010) 110.9.

Case: CE15090551

1512 Argyle Drive
STEL, GEORGE

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

9-240.

Sec. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN
VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR
LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR
DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING,
COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL
UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE
PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON

INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
ELECTRICAL PERMIT #04032238 (SERVICE CHANGE 400 AMP UNDERGROUND)
MECHANICAL PERMIT #04021955 (EXHAUST FAN & DRYER VENT)
BUILDING PERMIT #04021954 (65 X 6 1/2 STUCCO FINISH WALL)
PLUMBING PERMIT #02060211 (REPLACE WATER MAIN & PLUMBING FOR ADDITION)
ELECTRICAL PERMIT #02060210 (ELECTRIC FOR ADDITION SFR)
BUILDING PERMIT #02012041 (CONSTRUCT (1) STORY ADD GARAGE/UTILITY & STORE RM)
ALL EXPIRED PERMITS ON THIS PROPERTY ARE ADDRESSED IN THIS CASE

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

George Stel, owner, said these permits were from a previous owner and he had acquired the property eight months ago. He requested more than 42 days.

Ms. Hasan suggested 42 days and said the owner should have done due diligence. If the owner showed progress in 42 days, he could request an extension.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE16010560

3031 East Commercial Boulevard
WB DIVINE INVESTMENTS LLC

Service was via posting on the property on 1/20/16 and at City Hall on 1/21/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violations:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

NFPA 1:1.7.6.2 Fix F/A

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND
INSTALLED TO INCLUDE BUT NOT LIMITED TO BEING MONITORED BY A
CENTRAL STATION

NFPA 1:13.3.1.1 (SERVICE)

THE FIRE SPRINKLER SYSTEMS ARE IN NEED OF SERVICE.

Inspector Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

William Snyder, representative, said they would schedule an inspection. He reported the building was vacant and they planned to demolish it within 60 days.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE15091740

820 Northeast 3 Street
ARCHDIOCESE OF MIAMI ST. ANTHONY CHURCH

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Andrew Massagee, representative, requested more time because they could only work on the church in summer when school was out. Inspector Oliva explained the maximum extension was 180 days; if Mr. Massagee needed more time he could submit a letter once permits were opened.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

Case: CE15100858

1613 Northwest 12 Avenue
SIMS, GEORGE LE H/E SIMS, LIZZIE LE E

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

BUILDING PERMIT #03070501 (*ATF* CONSTRUCT FRONT
PORCH)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Lizzie Lewis Sims, owner, said they had been trying to resolve this since 2003. She reported they had pulled a permit for the porch in 1992. She said they had paid fines for this violation in 2013/2014 and thought it was resolved.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15091749

1943 Northeast 6 Court
GATEWAY TERRACE II LP

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Brennan Viera, agent, said they had hired an architect to perform the study, which could take 30 days.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15070213

2700 Northwest 16 Street
RHODES, JOHNNIE LEE

Service was via posting on the property on 1/6/16 and at City Hall on 1/21/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
47-20.20.H.

THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS
NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES AND
MISSING ASPHALT.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THERE IS MISSING, PEELING PAINT ALL
ABOUT THE STRUCTURE.

Complied:
47-19.1 D.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Johnnie Rhodes, owner, said the City had regraded the driveway and this caused water too pool and then potholes to form. He said he could not afford to repair the driveway.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE15100733

1412 Northeast 14 Court
AHRENS, JAMES T

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
9-240.

Sec. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN
VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR
LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR
DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING,
COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL
UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE
PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON

INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
BUILDING PERMIT #03030148 (ADD 1BD 1NOOK DOWNSTAIRS/1BD 1BTH UPSTAIRS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

James Ahrens, owner, said the permits had undergone final inspections but he did not recall receiving a Certificate of Occupancy. He was in the process of searching for the documents.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE15090634

317 North Federal Highway
J & C FOX FAMILY LLC

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
MECHANICAL PERMIT #03060128 (REPLACE 5 TON AC UNIT)
ELECTRICAL PERMIT #02051267 (ELECTRIC FOR FIRE ALARM)
ALL EXPIRED PERMITS ON THIS PROPERTY ARE NOT ADDRESSED IN THIS CASE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Robert Mangus, tenant's representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15120234

645 Northwest 14 Avenue
CLAIR, JEROME E H/E CLAIR, JOSEPH
& WRIGHT, DAREEN

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Andre Cross, Code Compliance Officer, testified to the following violation:

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY. ALSO THERE ARE LARGE PILES OF DIRT STORED ON THE PROPERTY.

Officer Cross presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Jerome Clair, owner, said there was no overgrowth and stated he had requested reinspection. Officer Cross referred to the photos and remarked the property was still overgrown.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

Case: CE16010680

900 Sunrise Ln
CHIEFTAIN HOLDINGS LP

Service was via posting on the property on 1/19/16 and at City Hall on 1/21/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Ronald Ferrera, representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15100196

908 East Las Olas Boulevard
904 ELO LLC

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT # 11020474 (ATF INTERIOR GLASS &
ALUMINUM PARTITION)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2014) 110.6.

Giancarlo Cuffia, tenant, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2014) 110.6.

Case: CE15090259

1036 Northeast 2 Avenue
IMMANUEL BAPTIST CHURCH

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Harry Watkins, pastor, said the first notice had received was on January 9. He stated they were hiring an engineer to create the electrical report.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15090864

1200 Northwest 9 Street
ASSIS HOMES LLC

This case was first heard on 11/5/15 to comply by 11/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,000 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said the owner had informed her that the violation was in compliance but she must reinspect to confirm this.

Andre Cross, Code Compliance Officer, stated they must verify the property was in compliance because the owner had often insisted the property was clear when it was not.

Avi Golan, manager, said he had done the work the previous evening.

Judge Purdy imposed the \$4,000 fine, which would continue to accrue until the violations were corrected.

Case: CE14110456

172 Southwest 35 Terrace
AIKMAN, MICHAEL D & RITA S

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. ROOF HAS HOLES THROUGHOUT PLUS
MISSING TILES

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 126 days or a fine of \$25 per day.

Michael Aikman, owner, said he and his wife had suffered health issues in the past two years, leading to financial issues.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$25 per day would begin to accrue.

Case: CE15090929

2124 Northwest 27 Lane
WRIGHT, O. V.

Service was via posting on the property on 1/6/16 and at City Hall on 1/21/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY AND SWALE.

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

O.V. Wright, owner, said a roofer was supposed to return and repair the roof.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE15100397

736 Northwest 3 Avenue # 1
SIX HOMES LLC

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Andre Cross, Code Compliance Officer, testified to the following violation:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR WALLS OF THE ABOVE STRUCTURE HAVE BECOME DETERIORATED AND DRY-ROTTED AND ARE IN NEED OF REPLACING.

Officer Cross presented photos of the property and the case file into evidence and recommended ordering compliance within 182 days or a fine of \$100 per day.

Fabian Neiman, owner, said they had evicted tenants twice in the past six months. He requested time to comply.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day would begin to accrue.

Case: CE15092147

734 Northwest 3 AVE
SIX HOMES LLC

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Andre Cross, Code Compliance Officer, testified to the following violations:

9-279(g)

THE CEILING FAN IS LOOSE/LEANING AND IS IN NEED OF REPAIR.

9-280(b)

THE FRONT DOOR OF UNIT ONE (1) IS CRACKED IN NEED OF REPLACING. THE BATHROOM TOILET OF UNIT ONE (1) IS LOOSE AND IS NOT STABLE.

9-307(a)

THE FRONT DOOR OF UNIT ONE (1) IS IN NEED OF WEATHER-STRIPPING. THERE ARE GAPS IN THE FRONT DOOR THAT WILL ALLOW PEST OR INSECTS TO ENTER.

Officer Cross presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Fabian Neiman, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE15080610

1901 North Federal Highway
ANTWEILER, JUDITH RICKEL TRUSTEE
% SPORT AUTHORITY ATTN: RE ACCTG

This case was first heard on 9/3/15 to comply by 10/1/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fine to \$520 to cover administrative fees.

Jose Bano, representative, said there had been confusion about how to comply.

Judge Purdy imposed a fine of \$520 for the days the property was out of compliance.

Case: CE14081121

727 Northwest 17 Street
DALL 2 LLC

This case was first heard on 8/20/15 to comply by 9/17/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$16,200 and the City was requesting the full fine be imposed.

Brooke Taft, owner, said there had been miscommunication with contractors. She requested a fine reduction.

Ingrid Gottlieb, Senior Code Compliance Officer, stated administrative costs totaled \$1,606.

Judge Purdy imposed a fine of \$1,610 for the days the property was out of compliance.

Case: CE15092245

650 North Andrews Avenue
LIGHTHOUSE OF BROWARD COUNTY

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 154 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day would begin to accrue.

Case: CE13071204

1083 Northwest 53 Street
PINE RIDGE PARK HOLDINGS LLC

This case was first heard on 3/19/15 to comply by 4/30/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$15,400 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fine to \$7,700.

Alan Levy, manager, said this had "slipped between the cracks" and was never properly addressed by a former employee.

Judge Purdy imposed a fine of \$7,700 for the days the property was out of compliance.

Case: CE15091982

810 Northeast 4 Avenue
R W L 4 INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT # 02091803 (STRIPE PARKING LOT
RETAIL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6.

Garo Gallo, representative, said he was seeking an occupancy change and requested the permit be closed. He wanted to add this to a master permit.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6.

Case: CE15101958

700 Northwest 14 Terrace
CARTER PARK APARTMENTS LLC

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Andre Cross, Code Compliance Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Officer Cross presented photos of the property and the case file into evidence and recommended ordering compliance within 182 days or a fine of \$150 per day.

Rami Zvida, owner, said they were in the process of painting the entire property but rain was delaying them. He requested six months.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day would begin to accrue.

Case: CE14102062

1107 Northwest 2 Avenue
RIZZO, MICHAEL & BENAİM, VIVIAN

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violations:
FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 105.11.2.1

BUILDING PERMIT # 12091520 WAS LEFT TO EXPIRE FOR
EXTEND DEMISING WALL 160 SQF

Inspector Oliva recommended ordering compliance with FBC (2010) 105.11.2.1 within 42 days or a fine of \$100 per day. If the permits were renewed within 42 days, a 180-day extension would be granted for FBC (2010) 110.9 or a fine of \$50 per day.

Michael Rizzo, owner, stated the contractor had refused to finish the job so he had hired another, who would do the work as soon as the permit was approved.

Judge Purdy found in favor of the City and ordered compliance with FBC (2010) 105.11.2.1 within 42 days or a fine of \$100 per day. If the permits were renewed within 42 days, a 180-day extension would be granted for FBC (2010) 110.9 or a fine of \$50 per day.

Case: CE15021509

200 Southwest 14 Court
EASTSIDE TOY STORAGE I LLC

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT #14051886 (ATF: BAY 20 - 38
INTERIOR FIREWALLS)
PLUMBING PERMIT #10120376 (ONSITE DRAINAGE BP
10120359)
BUILDING PERMIT #10120359 (COMM ASPHALT PAVING AND
ONSITE STORM DRAIN 12996)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2010) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2010) 110.9 within 180 days from the permit issuance.

David Zwick, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance with FBC (2010) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2010) 110.9 within 180 days from the permit issuance.

Case: CE15090527

619 N FtL Beach Boulevard
SEA CLUB OCEAN RESORT HOTEL INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance by submitting the 10-year recertification report within 42 days or a fine of \$100 per day.

Michael Man, general manager, said they had submitted the 40-year certificate in November 2007. He said someone at the County had informed him that the next inspection should be in 2017.

Inspector Oliva said the City was mandated by Broward County to follow the policies and rules for the 10 and 40-year recertifications. He reiterated that the 10-year report must be submitted.

Ms. Hasan explained this was a Broward County ordinance enforced by the City. She said the ordinance indicated that as of 1/1/2006, the report was due "regardless of when the inspection report or same was finalized or filed." If a 40-year report was filed late it did not extend the due date for the 10-year report.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15070184

408 Northwest 17 Avenue
BYNES, WILLIE & MARY EST
% JOYCE LEE JAMES

This case was first heard on 9/17/15 to comply by 12/17/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$125 and the City was requesting no fine be imposed.

Mae Bynes Richardson, owner's daughter, thanked the City.

Judge Purdy imposed no fine.

Case: CE15091271

1841 Southwest 29 Avenue
HERMAN, RUDOLPH C III H/E HERMAN, TAM

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 04021021 (ADD DETACH 1STRY 2BD
1BTH MOTHER IN LAW)
PLUMBING PERMIT # 04050810 (PLUMBING FOR ADDITION
SFR BP 04021021)
ELECTRICAL PERMIT # 08071599 (ELECTRIC FOR
ADDITION BP 04021021)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2014) 110.6 after issuance of the permit.

Tammy Herman, owner, said she had tried unsuccessfully to speak to Inspector Oliva about this. She described her attempts to renew the permits and requested additional time.

Judge Purdy found in favor of the City and ordered compliance with FBC(2014) 105.3.2.1 within 63 days or a fine of \$50 per day would begin to accrue and a 180-day extension for FBC(2014) 110.6 after issuance of the permit.

Case: CE15090299

301 Southwest 13 Avenue
HISTORIC WESTSIDE SCHOOL LLC

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:

FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR

ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Craig Shuler, representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

The following three cases for the same owner were heard together:

Case: CE15050208

751 Northwest 57 Street # 3
751 Northwest 57TH Street LLC

This case was first heard on 6/4/15 to comply by 7/2/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$13,700 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended imposition of the fines.

Vincent Rostov, owner, said he had been unaware of the fire inspection issue because one tenant had removed the notices, one had been in an accident and the third had ignored the notices.

Captain Kisarewich recommended Mr. Rostov request a lien reduction after his legal issues were addressed.

Judge Purdy Imposed the \$13,700 fine.

Case: CE15050210

751 Northwest 57 Street # 4
751 Northwest 57TH Street LLC

This case was first heard on 6/4/15 to comply by 7/2/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$14,300 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$14,300 fine.

Case: CE15050211

751 Northwest 57 Street # 5

751 Northwest 57TH Street LLC

This case was first heard on 6/4/15 to comply by 7/2/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$14,300 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$14,300 fine.

Case: CE15092025

625 N FtL Beach Boulevard
OCEAN PLAZA 625 LLC

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15050759

1300 Northwest 7 Place
ULYSSES MCCLOVER REV TR MCCLOVER, ULYSSES TRUSTEE

This case was first heard on 8/6/15 to comply by 11/19/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,800 fine, which would continue to accrue until the property was in compliance.

Loretta Henderson, clerk, said contractors had failed to complete the work and they were in the midst of a legal action against them. Since then, the building had been burglarized.

Andre Cross, Code Compliance Officer, recommended an extension to allow the owner to resolve the legal issues.

Ulysses McClover, owner, could not say how long it would take to resolve the issues.

Judge Purdy imposed the \$22,800 fine, which would continue to accrue until the violations were corrected.

Case: CE15070414

917 Northwest 3 Avenue
SMART FLORIDA LLC

This case was first heard on 9/17/15 to comply by 11/5/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$45,000 fine, which would continue to accrue until the property was in compliance.

Andre Cross, Code Compliance Officer, said there was still work to be done.

Alexis Agopian, owner, said he had hired a new management company. He stated the tenant from unit 2 had needed to be evicted twice.

Judge Purdy imposed the \$45,000 fine, which would continue to accrue until the violations were corrected.

Case: CE14120736

2197 Southwest 37 Terrace
NEWBERG, DANIEL CRAIG

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT #11111672

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15051717

1244 Northeast 2 Avenue
7800177 FLORIDA INC.

This case was first heard on 9/3/15 to comply by 10/1/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, recommended reducing the fine to \$1,330 to cover administrative costs.

Iliopoulos Sarrantos, owner, questioned the administrative fees and Inspector Gottlieb reported there had been 14 inspections and two hearings.

Judge Purdy imposed a fine of \$1,330 for the days the property was out of compliance.

Case: CE15110413

813 Southwest 16 Court
BOYD, SCOTT C

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Jessika Epley, Code Compliance Officer, testified to the following violation:
18-4(c)

THERE IS A DERELICT SILVER PICK-UP TRUCK PARKED ON THIS PRIVATE PROPERTY WITH A FLAT REAR PASSENGER TIRE. THE VEHICLE HAS HEAVY BODILY DAMAGE TO THE FRONT AND RIGHT SIDE AND IS UP ON A JACK-STAND. THERE IS AN UNHITCHED TRAILER BLOCKING ACCESS TO THE PICK-UP TRUCK.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day would begin to accrue.

Case: CE15080576

1019 Northwest 10 Avenue
MARAT PROJECTS LLC

Service was via posting on the property on 1/6/16 and at City Hall on 1/21/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

18-12(a)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE15080878

Stipulated agreement

1200 Northwest 19 Avenue

BANK OF NEW YORK MELLON TRUSTEE

Violation:

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

18-12(a)

18-4(c)

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$100 per day would begin to accrue.

Case: CE15072321

1815 Northwest 9 Street
TURNER, ELDRIDGE & CURRY, MARY T EST

Service was via posting on the property on 1/9/16 and at City Hall on 1/21/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
47-19.5.E.

THE CHAIN LINK FENCE AT THIS VACANT PROPERTY IS IN
DISREPAIR.IT HAS SECTIONS THAT ARE DETACHED FROM
THE SUPPORT POLES IT HAS SUPPORT POLES THAT ARE
BENT AND/OR MISSING.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day would begin to accrue.

Case: CE15101757

358 E Dayton Cir
ACEVEDO, ERIC R

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

Case: CE15092231

1600 Poinsettia Drive
FLAGSTAR BANK FSB
% MCCALLA RAYMER LLC

Service was via posting on the property on 1/19/16 and at City Hall on 1/21/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME DIRTY/STAINED.

9-308(b)

THE ROOF OF THE HOUSE IS DIRTY AND STAINED.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE15091275

1301 Southwest 33 Terrace
DEBRINO, WILLIAM P

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 08100051 (REPLACE 7 TRUSSES FOR
REROOF 08080427)
ELECTRICAL PERMIT # 08111482 (REWIRE HOUSE DUE TO
HOUSE FIRE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension after issuance of the permit for FBC(2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2014) 110.6.

Case: CE15102448

412 Southwest 11 Court
MCCONNELL, ALWYN YORK & CATHLEEN

Service was via posting on the property on 1/16/16 and at City Hall on 1/21/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME DIRTY AND
STAINED. THE WHITE WOOD FENCE IS
DIRTY AND STAINED AND HAS CHIPPING/PEELING PAINT.

9-308(b)

THE ROOF IS STAINED AND DIRTY. THE ROOF SHOULD BE
MAINTAINED IN A CLEAN CONDITION.

Complied:
9-280(h)(1)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE16010437

6783 Northwest 17 Avenue
ARNOLD SALES COMPANY INC.
% THOMSON REUTER (PROP TAX SVC)

Service was via posting on the property on 1/20/16 and at City Hall on 1/21/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15121319

534 Northwest 23 Avenue
FOURPLEX 534 LLC

Service was via posting on the property on 1/13/16 and at City Hall on 1/21/16.

Andre Cross, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

Officer Cross presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.

Case: CE15081558

3058 North Federal Highway
OAKLAND SQUARE LLC

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:
BUILDING PERMIT #00060428 (INTERIOR REMODEL &
ENCLOSE STAIRWELLS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15082135

2424 Southeast 17 Street # 101-B

GRAHAM, CHARLES M

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.

EXPIRED PERMIT FOR UNIT B101 A/C CHANGEOUT
EXISTING HEAT PUMP 1.5 TON PERMIT# 06082685

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15090953

1726 Lauderdale Manors Drive
CREARY, JAMES

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

BUILDING PERMIT #02090469 (BOARD UP SF HOME PER

ORD C-99-70)
ELECTRICAL PERMIT #02072167 (ELECTRIC PERMIT TO
SET METER.)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15091226

1431 Northwest 11 Place

DRAGOSLAVIC, GORAN & DRAGOSLAVIC, TERES

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT # 14082256 (300 SF FLAT REROOF)
PLUMBING PERMIT #12081323 (REPLACE 3 FIXTURES FOR
BP 12081320)
ELECTRICAL PERMIT # 12081322 (ELECTRIC FOR BP
12081320)
BUILDING PERMIT #12081320 (FIRE DAMAGED REPAIRS TO
SFR/ATF PORCH)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15091243

1931 Northeast 52 Court
ROBERTS, DOUGLAS & VUNKANNON-ROBERTS, L

Service was via posting on the property on 1/19/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT # 07040130 (SFR ADD 1BED/1BATH &
RENOVATION)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15091261

441 Northwest 7 Terrace
BURGHER, AUDREY

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 07041710 (2 STORY 4 UNITS
MFD: RENO KITCHENS/BATHS)
PLUMBING PERMIT # 07041721 (PLUMB FOR 4-UNIT INETR
RENOV.KIT.BTHRM IN EACH BP)
MECHANICAL PERMIT # 07041722 (MECH-REPLACE A/C
1.5-TONS EACH FOR 4-UNIT INETR)
ELECTRICAL PERMIT # 07041720 (ELECT FOR 4-UNIT

INETR RENOV.KIT.BTHRM IN EACH BP)
FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15091337

216 Southwest 19 Street
216 PROPERTIES & MANAGEMENT LLC

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 08110223 (REPLACE 32 WINDOWS AND
8 DOORS (NON-IMPACT WITH EXISTING SHUTTERS) AND
MINOR WOOD REPAIR WORK AROUND THE OPENINGS)
BUILDING PERMIT # 09010476 (INSTALL SHUTTERS 24
OPENINGS BP 08110223)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014 110.6) within 180 days from the permit issuance.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and with FBC (2014) 110.6 within 180 days from the permit issuance.

Case: CE15100860

2511 Northwest 16 Court

CAMPBELL, LOUIS & KEY, MAMIE L II & A

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

BUILDING PERMIT #03091398 (INT REM-REPL 5 INTER DOORS-PLUMB-ELEC-MECH-REROOF)

PLUMBING PERMIT #03091520 (REPLACE PLUMBING FIXTURES INTER REMOD SFR)

ELECTRICAL PERMIT #03091646 (ELECTRICAL FOR REMODEL BP03091398)

BUILDING PERMIT #03091856 (REPLACE EXIST FLAT DECK 500SF SFR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE14102360

1508 Northeast 15 Avenue

VESTA PROPERTIES & INVESTMENTS LLC

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT# 12061735 (FIXTURES FOR KITCHEN AND BATH REMODEL)

BUILDING PERMIT # 12061733 (KITCHEN AND BATH

REMODEL)
FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15090641

3038 North Federal Highway # M
ROSELLI HOLDINGS VII LLC

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #02051842 (ELECTRIC FOR SFR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15091474

2021 Northeast 59 Street
LANE, CHRISTOPHER E & WENDY B

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
MECHANICAL PERMIT #98071244 (REPLACEMENT OF A/C UNIT 3 TON SYSTEM)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15091952

2519 Barcelona Drive
BOWDEN, DARREN P/CASTILLO, MYRIAM %

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
BUILDING PERMIT #14072225 (DOCK AND SEAWALL REPAIR 500 SF AND 80 LNF)
ELECTRICAL PERMIT #02081784 (ELECTRIC TO BP 02081782)
BUILDING PERMIT #02081782 (CONSTRUCT COVERED PATIO

AND BBQ STRUCTURE)
FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15092028

1280 Southeast 2 Court # 3
PALMER, ANDREA & PALMER, STEVEN

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:
BUILDING PERMIT #02040879 (*ATF* UNIT #3 KITCHEN
REMODEL CONDO)
ELECTRICAL PERMIT #02120188 (*ATF* ELECTRIC FOR
KITCHEN)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15100236

6600 North Andrews Avenue
6600 NORTH ANDREWS AVENUE LLC

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #14100133 (LANDSCAPE LIGHTING
REPLACE EXISTING)

MECHANICAL PERMIT #08040382 (REPLACE 11 OUTSIDE
AIR DAMPERS)

MECHANICAL PERMIT #08071972 (REPLACE 1.5 TON A/C) UNIT 200

PLUMBING PERMIT #03040965 (INSTALL GAS TANK AND LINE)

ELECTRICAL PERMIT #05121073 (ACCESS CONTROL) SUITE 400

ELECTRICAL PERMIT #05121070 (ALARM AND CCTV) SUITE 400

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15100588

830 Southwest 30 Street

BURNS, MICHAEL J & LEVINER, HORANCE E J

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

TO WIT:

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS

A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #03051760 (SERVICE CHANGE TO 200AMPS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101005

2500 Northeast 48 LA

COUNTRY CLUB TOWERS ASSN INC.

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

PLUMBING PERMIT #03101306 (INSTALL 500 GAL UNDERGROUND GAS TANK GAS LINE)

MECHANICAL PERMIT #13101713 (GENERATOR)

PLUMBING PERMIT #13101717 (GAS FOR GENERATOR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101073

1527 Northwest 11 Court
JOHNSON, WALTER

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #14082057 (SERVICE REPAIR)

ELECTRICAL PERMIT #03102439 (SERVICE CHANGE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101096

909 Southeast 6 Street
RUOFF, JAMES

Service was via posting on the property on 1/25/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

PLUMBING PERMIT #03120360 (RUN GAS TO SUPPLY WTR HTR AND ONE RANGE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101113

3100 Northeast 48 Street
PILOT HOUSE CONDO ASSN INC.

Service was via posting on the property on 1/22/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #05081373 (AFTER THE FACT ELECT COMMON AREA REMODEL)

ELECTRICAL PERMIT #05040760 (REPL DAMAGED PANEL)

THIS CASE DOES NOT INCLUDE ALL EXPIRED PERMITS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101214

257 Southwest 23 Street
SOSA, MARIA SANTA

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #04020455 (ELECTRIC SERVICE
CHANGE SFR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15101528

2411 Southwest 27 Avenue
CAVANAUGH CHARTERS INC.

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL CONSTRUCTION WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE FACT THAT THE ELECTRICAL SYSTEM HASN'T BEEN FINALED AND THE CHILD BARRIERS HAVEN'T BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.

BUILDING PERMIT #04022011 (INSTALL NEW SPA EXISTING POOL)

PLUMBING PERMIT #04022014 (PLUMBING SPA PIPING 04022011)

MECHANICAL PERMIT #04040516 (INST HEAT PUMP FOR NEW POOL)

ALL EXPIRED PERMITS ON THIS PROPERTY ARE ADDRESSED IN THIS CODE CASE

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15090397

2933 Southeast 5 Street
SOPHIA ENTERPRISES INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:

FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR

ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15090821

3001 Harbor Drive
RIVIERA RESORT CLUB DEV INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15091675

1239 N Flagler Drive
FLAGLER NORTH LLC

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15091705

812 Northwest 1 Street
MIAMI CITY SELF STORAGE IST STREET

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15091742

2255 Northeast 51 Street
SFLA 2255 NORTHEAST 51 STREET LLC

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 154 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day would begin to accrue.

Case: CE15091827

1333 North Federal Highway
MAROONE FORD LLC ATTN: REAL ESTATE

Service was via posting on the property on 1/19/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 154 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day would begin to accrue.

Case: CE15091831

1251 E Sunrise Blvd
ROSHNI INVESTMENTS INC.

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15091865

2900 Belmar Street
TROPIROCK LLC

Service was via posting on the property on 1/23/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED

WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15091998

728 Northwest 6 Avenue
CASALE, ROSANNE D

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

Case: CE15092000

1215 N Flagler Drive
FL STORAGE FLAGLER DRIVE LLC

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15092218

1920 Northwest 9 Street
ALEXANDER, JOHNNY L

Service was via posting on the property on 1/21/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE15092273

1501 Northeast 62 Street
PINE CREST PREP SCHOOL INC.

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

Case: CE15092507

1800 Northwest 22 Street
LAND BARON XII LLC

Service was via posting on the property on 1/15/16 and at City Hall on 1/21/16.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 154 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day would begin to accrue.

Case: CE14120970

3900 Galt Ocean Drive # 2416
CHELFORD OVERSEAS LTD

This case was first heard on 8/6/15 to comply by 9/17/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting a \$1,091 fine be imposed.

Judge Purdy imposed a fine of \$1,091 for the days the property was out of compliance.

Case: CE15081264

5241 Northeast 18 Terrace
HILL, CHARLES A S EST % SCOTT A WEISS

This case was first heard on 11/5/15 to comply by 11/19/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,400 fine, which would continue to accrue until the violations were corrected.

Case: CE15091826

1708 Northeast 16 Terrace
MARTIN, CAROL DURSO

This case was first heard on 12/17/15 to comply by 12/31/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE15101338

639 Northwest 7 Avenue
CORAL RECYCLING & INVESTMENT INC.

This case was first heard on 12/3/15 to comply by 12/13/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting

imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE15051720

730 Northwest 5 Street
BASS, E J JR & JEANNE D &
BASS, E G & MARGARET L EST

This case was first heard on 10/15/15 to comply by 11/19/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$38,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$38,000 fine, which would continue to accrue until the violations were corrected.

Case: CE15071820

501 Northeast 4 Avenue
FERRO, ANA CRISTINA

This case was first heard on 10/1/15 to comply by 11/5/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$18,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,000 fine, which would continue to accrue until the violations were corrected.

Case: CE15091100

2300 Northwest 6 Street
2300 Northwest 6TH Street LLC

This case was first heard on 12/3/15 to comply by 12/24/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$1,500 fine.

Case: CE12051068

2600 Southwest 18 Terrace
AS TRITON LLC

% STOREY LAW GROUP P

Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$85,500 and City hard costs totaled \$304. The applicant had offered \$15,680.

Sughey Argenal, real estate agent, said she had originally been provided with the \$15,680 settlement figure by staff when respondents were required to appear before the City Commission and a matrix was used to calculate lien reductions. She stated they had been told the property was in compliance when they took responsibility for the it but late discovered that the hookup had not been made. They had subsequently applied for the permit and completed the hookup two years after the fines were running. No fines had run after her company took responsibility for the property. Ms. Argenal said they would have made an offer of \$3,000-\$5,000 on a lien of this size.

Judge Purdy reduced the lien amount to \$5,804 payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner were herd together:

Case: CE08040951

1116 Southwest 1 Street
LAKE SUCCESS RENTALS II LLC

Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$68,800 and City hard costs totaled \$608. The applicant had offered \$2,000.

Johnathan Bloom, attorney, said the violations and fines were from a prior owner. His client had immediately complied the violations after taking possession of the property. He requested the fines be reduced to \$1,000 plus hard costs.

Judge Purdy noted that the current owners had taken title from a predecessor with a very similar name and with the same principals. Mr. Bloom said the current owner, Lake Success Rentals II, had taken the property from Lake Success, but when Lake Success foreclosed on the property it was well after the fines had accrued against a prior owner.

Judge Purdy reduced the lien amount to \$3,108, payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE09031979

200 Southwest 11 Avenue
LAKE SUCCESS RENTALS II LLC

Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$49,700 and City hard costs totaled \$516. The applicant had offered \$1,000.

Judge Purdy reduced the lien amount to \$3,016, payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE09031981

1025 Southwest 2 Court
LAKE SUCCESS RENTALS II LLC

Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$49,700 and City hard costs totaled \$516. The applicant had offered \$1,700.

Judge Purdy reduced the lien amount to \$3,016, payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE13081092

700 Northwest 13 Street
VASTGO REALTY LLC

Notice was mailed to the owner via first class mail on 1/27/16. Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$8,600 and City hard costs totaled \$948. The applicant had offered \$1,200.00.

Gus Carratt, attorney, stated the property manager had not brought this property into compliance, resulting in liens. When his client sold this property, the new owner had bought the property for a reduced price in return for being responsible for the violations. The City had then released the lien on the property but the lien had crossed to another property his client owned.

Judge Purdy reduced the lien amount to \$3,098 payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE09062488

3821 Southwest 13 Court
B & Y INVESTMENTS LLC

Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$205,400 and City hard costs totaled \$660. The applicant had offered \$0.00.

Ilan Peretz, representative, said he had discovered the violation after purchasing the property; the fines had accrued against the prior owner.

Judge Purdy reduced the lien amount to \$3,160 payable within 60 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner were heard together:

Case: CE14102404

1201 Northwest 46 Court
ALLO, RONNIE & RABALAIS, MICHAEL

Notice was mailed to the owner via first class mail on 1/27/16. Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$401.78 and City hard costs totaled \$401.78. The applicant had offered \$0.00.

Myra Orellanes, real estate agent, said her company, Realty Wholesalers, purchased the property in foreclosure with the violations and brought the property into compliance. They then sold it to the current owners.

Judge Purdy did not reduce the \$401.78 lien amount.

Case: CE14102409

1201 Northwest 46 Court
ALLO, RONNIE & RABALAIS, MICHAEL

Notice was mailed to the owner via first class mail on 1/27/16. Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$6,900 and City hard costs totaled \$543. The applicant had offered \$0.00.

Judge Purdy reduced the lien amount to \$2,259 payable within 30 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14102410

1201 Northwest 46 Court
ALLO, RONNIE & RABALAIS, MICHAEL

Notice was mailed to the owner via first class mail on 1/27/16. Yvette Cross-Spencer, Clerk III, testified that the lien amount was \$4,875 and City hard costs totaled \$488. The applicant had offered \$0.00.

Judge Purdy reduced the lien amount to \$1,706 payable within 30 days. If payment was not made by that date, the lien would revert the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15121314	CE15081511	CE15111068	CE15091616
CE15100955	CE15110312	CE15072324	CE15101240
CE15120278	CE15100408	CE15110443	CE15111348
CE15091027	CE15092220	CE15092221	CE15081338
CE16010439	CE16010440	CE16010583	CE16010677
CE15100352	CE15102431	CE15092147	CE15101335
CE15111673	CE15091050	CE15101215	CE15090284
CE15090495	CE15091711	CE15091755	CE15091816
CE15060226			

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15111283 CE15110655

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15100176	CE15080194	CE15091351	CE15092030
CE15092060	CE15092075	CE15100587	CE15100999
CE15101217			

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:57 P.M.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services